

LAW OFFICES OF
ROGER JON DIAMOND
2115 MAIN STREET
SANTA MONICA, CALIFORNIA 90405-2215
TELEPHONE (310) 399-3259
FAX (310) 392-9029
rogdiamond@aol.com

November 15, 2011

Mr. Carl Brickner
Case Developer
Mail Stop SFD-7-5
United States Environmental Protection Agency
75 Hawthorne Street
San Francisco, California 94105

e-mail: brickner.carl@epa.gov

Dear Mr. Brickner:

Following my letter of November 4, 2011 I now have the answers you need to the questions you put to my client Mike Mudaris in a letter of October 4, 2011 sent by Kathi Moore.

Here are the answers to the 11 questions included in enclosure B to your letter.

This is answer 1.

The person is Mike Mudaris whose address is [REDACTED] Privacy Act
Privacy Act The person is Mike Mudaris. His phone number is [REDACTED] Privacy Act Mike
Mudaris is the owner and President of Mike Palm Club, LLC.

This is answer 2.

Attached to answer 2 is a copy of the deed from Chad Aldawood and Mike Mudaris to Mike Palm Club, LLC a California Limited Liability Company. According to the quit claim deed the property has been owned by Mike Palm Club, LLC from March 21, 2011 to the present time.

This is answer 3.

Mike Palm Club, LLC has never sold or transferred the property to anyone else. Mike Palm Club, LLC continues to own the property. Mike Palm Club, LLC is the landlord and owner of the property and has a lease based on the prior owner with Seyed Madaen. The lease between this person was executed prior to the acquisition of the property by Mike Palm Club, LLC. The person who executed the lease was Seyed Madaen to Jose Ramirez. On November 20, 2004 the lease was executed between Jose and Seyed.

That lease stands and is the one in place today. A copy of that lease is being provided as Exhibit 4.

This is answer 4

No. The tenant is on the property by virtue of the lease that was already executed.

This is answer 5

Neither Mike Mudaris nor Mike Palm Club, LLC has any documents relating to any communication between them and Jervis B. Webb Company a California corporation and/or Jervis B. Webb Company a Michigan corporation.

This is answer 6

Responding party cannot get the documents from 1940 any better than the EPA can get them. Therefore we object on the ground the documents are equally available to the EPA as to the responding party. However, in the spirit of compromise and cooperation we are submitting as Exhibit 6 documents showing prior ownership since Jose Ramirez acquired the property in 2002. The document shows that Jervis B Webb Company of California a California corporation transferred the property to Jose Ramirez, a single man.

This is answer 7

Mike Palm Club, LLC has never operated or conducted any business at the property. United Motors , Inc., a California corporation as far as answering party knows is operating a business at the location as a sub tenant of Seyed. That company operates a police impound lot where motor vehicles are stored. To the knowledge of the answering party that activity does not cause any problem to the soil or surrounding property or water. There is a concrete slab that would protect the property against any possible leakage of oil from any of the vehicles that have been impounded by the South Gate Police Department. As far as answering party knows the pollution problem which is the subject of the EPA investigation was caused by Jervis B. Webb Company an existing business that has plenty of money and deep pockets.

This is answer 8

When Mike Palm Club, LLC took possession of the property in March of 2011 the property appeared to be normal in all respects. It looks like a typical police impound lot. The party had no notice that there was any pollution problem whatsoever. It looked like a normal piece of property. They had no notice of any problem. Mike Palm Club, LLC had no notice of any possible problem. The property appeared to be normal. There was no evidence or hint of contamination or the presence of hazardous substances. There was no evidence suggesting the possible presence or contamination and/or hazardous substances that might have been present when Mike Palm Club, LLC first took possession of it. The property looked normal and clean and well organized. The

letter

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business was operating and it appeared to be a non polluting business.

This is answer 9

There was no such agreement whether written or verbal concerning environmental conditions, clean up or remediation of the property.


This is answer 10

At some time after Mike Palm Club, LLC possessed the property it became aware of allocations of contamination or environmental impairment to the property. At some point Mike Mudaris and Chad Aldawood lent money to Jose Ramirez and they took back a second trust deed on the property to secure their loan. When Ramirez defaulted they foreclosed on the property and then transferred the property to Mike Palm Club, LLC. At the time they made the loan to Jose Ramirez they did not know about any contamination or pollution. The title report on the property made no disclosure of pollution or environmental hazard to the property. At the time that Mike Mudaris and Chad Aldawood made a loan of funds to Jose Ramirez and took back a second trust deed as security for the loan they were aware that the City of South Gate where the property is located had some sort of general plan to develop the property. They relied upon that also in concluding that the property was safe and was a secure piece of property to serve as collateral for the loan they made to Jose Ramirez.

This is answer 11

There are no such documents. There had been no remediation activities conducted during Mike Palm Club, LLC's ownership of the property.

Respectfully submitted,



Michael Mudaris , Principal of
Mike Palm Club, LLC

RECORDING REQUESTED BY
WHEN RECORDED MAIL TO
AND MAIL TAX STATEMENTS TO

MIKE PALM CLUB, LLC
21105 BANLYN COURT
TOPANGA, CA 90290



QUITCLAIM DEED

THE UNDERSIGNED GRANTORS DECLARE:
DOCUMENTARY TRANSFER TAX is \$ 18⁷⁰ (12) CITY TAX \$ _____
☒ computed on full value less value of liens or encumbrances remaining at time of sale,
City of South Gate

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

CHAD ALDAWOOD and MIKE MUDARIS

hereby remise, release and forever quitclaim to:


MIKE PALM CLUB, LLC, a California Limited Liability Company


all of their right, title and interest in the following described real property in the City of South Gate, County of Los Angeles, State of California:

PARCEL 3 OF PARCEL MAP NO. 16, IN THE CITY OF SOUTH GATE, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 69, PAGES 77 AND 78 OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

APN NO. 6222-005-024 Commonly known as: 5030 Firestone Blvd., South Gate 90280

Dated: March 21, 2011



MIKE MUDARIS


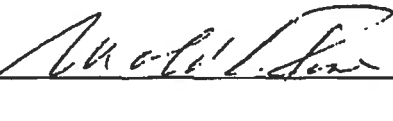
CHAD ALDAWOOD

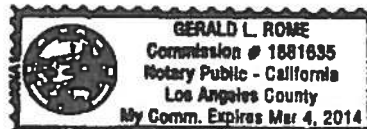
STATE OF CALIFORNIA)
COUNTY OF LOS ANGELES} ss.

On March 21, 2011 before me, Gerald L. Rome, Notary Public, personally appeared MIKE MUDARIS and CHAD ALDAWOOD, who proved to me on the basis of satisfactory evidence to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacity and that by their signatures on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

I certify under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

WITNESS my hand and official seal.

Signature 



CHICAGO TITLE INSURANCE CO.

RECORDING REQUESTED BY

SEE BELOW

02 0591313

AND WHEN RECORDED MAIL TO:

JOSE RAMIREZ
P.O. BOX 2907
HUNTINGTON PARK, CA 90255

MAIL TAX STATEMENTS TO

SAME AS ABOVE

===== (SPACE ABOVE THIS LINE IS FOR RECORDER'S USE)
APN: 6222-005-024

GRANT DEED

**TRANSFER TAX
NOT A PUBLIC RECORD**

THE UNDERSIGNED GRANTOR(S) DECLARE(S):
DOCUMENTARY TRANSFER TAX IS NOT OF PUBLIC RECORD

() UNINCORPORATED AREA : (X) CITY OF SOUTH GATE

FOR A VALUABLE CONSIDERATION, RECEIPT OF WHICH IS HEREBY
ACKNOWLEDGED,

JERVIS B. WEBB COMPANY OF CALIFORNIA, A CALIFORNIA CORPORATION

HEREBY GRANT(S) TO:

JOSE RAMIREZ, A SINGLE MAN

THE FOLLOWING DESCRIBED REAL PROPERTY IN THE CITY OF SOUTH GATE,
COUNTY OF
LOS ANGELES, STATE OF CALIFORNIA:

PARCEL 3 OF PARCEL MAP NO. 16, IN THE CITY OF SOUTH GATE, COUNTY
OF LOS ANGELES
STATE OF CALIFORNIA, AS PER MAP FILED IN BOOK 69 PAGES 77 AND 78
OF PARCEL MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID
COUNTY.

DATE: MARCH 7, 2002

JERVIS B. WEBB COMPANY
OF CALIFORNIA, A CALIFORNIA
CORPORATION

BY

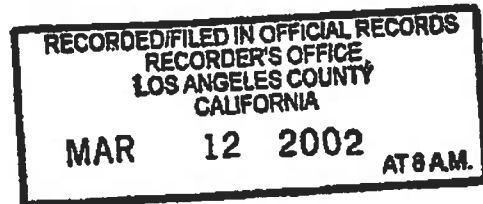
Shaw F. Hollman

11045940-X49



LEAD SHEET

02-0591313



SPACE ABOVE THIS LINE FOR RECORDERS USE

TITLE(S)

DEED

FEE

FEE \$10 G
2

TRANSFER TAX
NOT A PUBLIC RECORD

D.T.T.

CODE
20

CODE
19

CODE 9 SURVEY, MONUMENT FEE \$10. CODE 99

NOTIFICATION SENT \$4

Assessor's Identification Number (AIN)

To Be Completed By Examiner OR Title Company In Black Ink

Number of Parcels Shown

6222-005-024

001

THIS FORM IS NOT TO BE DUPLICATED